



presentation.citycouncil.3-24-2026



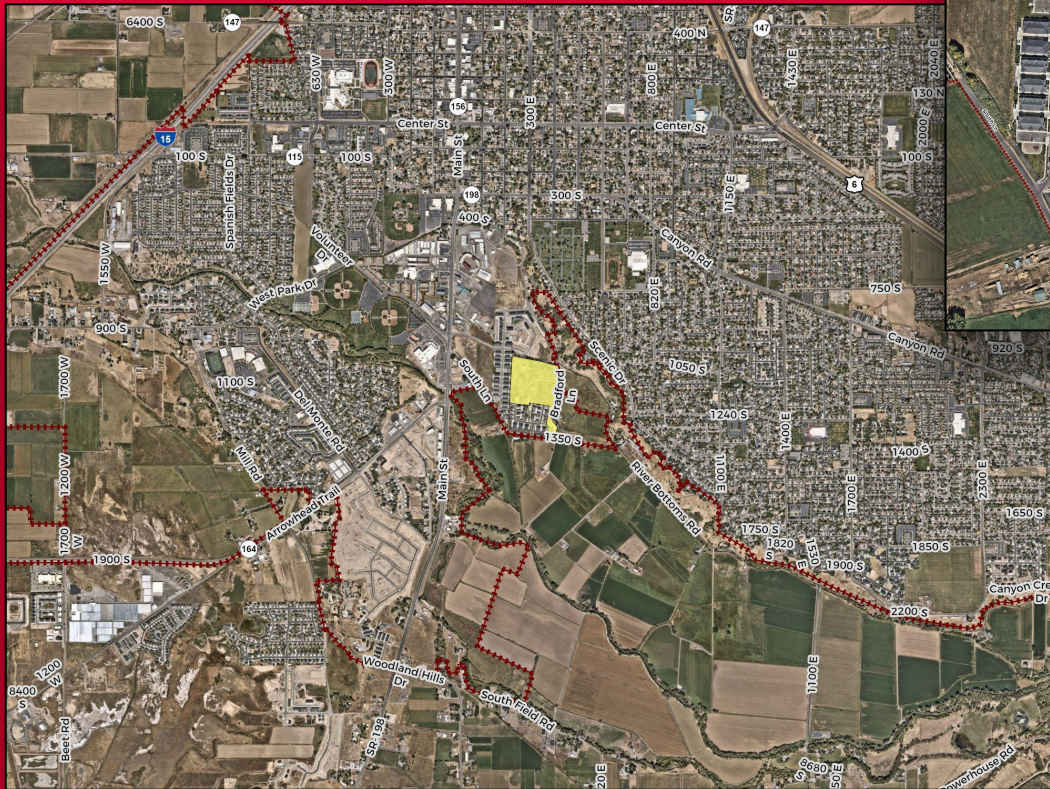
## **Preliminary Plat and Zone Change:**

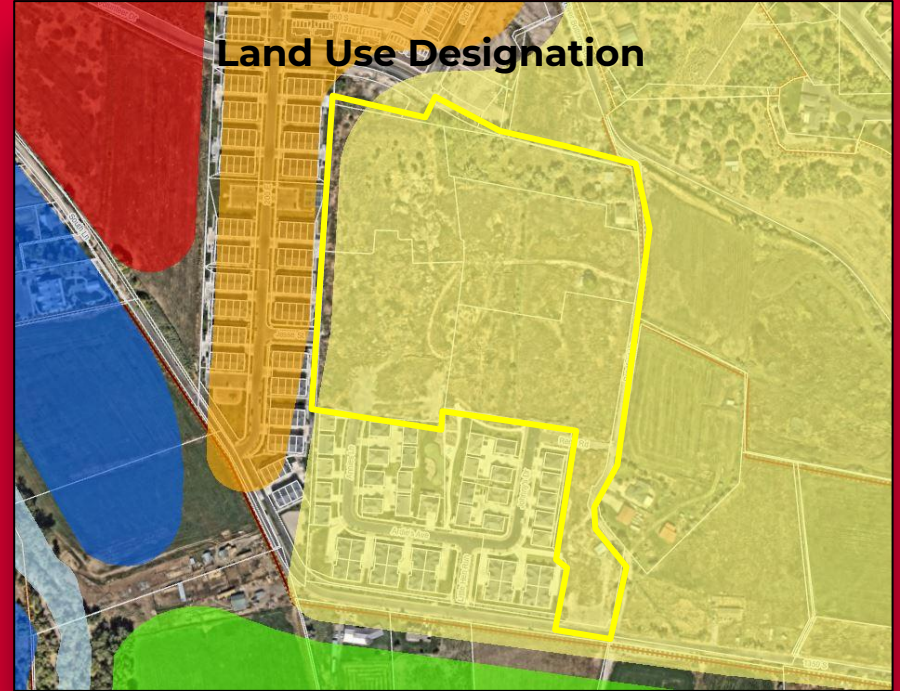
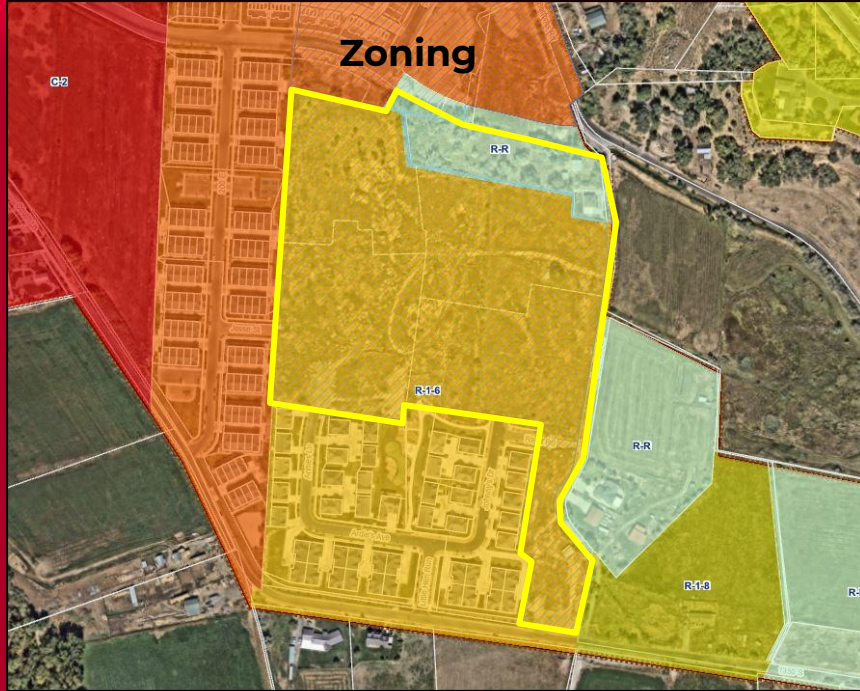
The Villas at Annie's Acres





**SPANISH FORK**  
COMMUNITY DEVELOPMENT



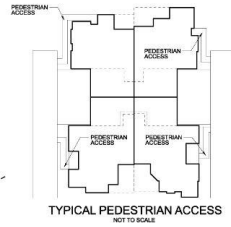
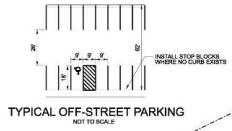






**LEGEND**

- BOUNDARY LINE
- SETBACK LINE (15')
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EASEMENT
- 6" SEMI-PRIVATE WITH MASONRY ACCESS (TO MEET IRC STANDARDS)



**Mustang**  
 DESIGN & CONSTRUCTION

MUSTANG DESIGN, LLC  
 7914 N. 400 E. SUITE 200  
 LINDSAY, UTAH 84043

THE VILLAS AT ANNIE'S ACRES  
 SITE PLAN  
 3.35 ACRES COMMUNITY  
 30 & 45 UNITS  
 SPANISH FORK, UTAH

DATE: 02/20/2018  
 DRAWN BY: JRM  
 CHECKED BY: JRM  
 SCALE OF SHEET: AS SHOWN  
 SHEET NO.: 01  
 SHEET

SP01  
 1



**LANDSCAPE SCHEDULE**

Qty	Botanical Name	Common Name	Size
<b>TREES</b>			
47	Acer rubra Stee Street	State Street Maple	2' Cal.
30	Acer glaberrimus Emerald Queen	Emerald Queen Maple	2' Cal.
28	Maclurea glabra	Spring Snow Crabapple	2' Cal.
27	Prunus virginiana Canada Red	Canada Red Chokecherry	2' Cal.
33	Tilia cordata Greenspire	Little Leaf Linden	2' Cal.
23	Acer rubrum Autumn Blaze	Autumn Blaze Maple	2' Cal.
33	Zelkova serrata Green View	Green View Zelkova	2' Cal.
<b>SHRUBS</b>			
246	Hydrangea involucrata Blue Bump	Blue Bump Hydrangea	2 Cal.
	Bushes	Butterfly Bush	
217	Juncus horizontalis Star Harbor	Star Harbor Juniper	2 Cal.
		Horizontal Juniper	
13	Fraxinus corymbosa	Greenleaf Plum	2 Cal.
		Phenacoccus scouffious Summer Wine	Summer Wine Nandark
339	Prunus pennsylvanica Ohio Lantern	Ohio Lantern Laurel	2 Cal.
		Prunus mugo Plumcot	Dwarf Mugo Pine
415	Rhus aromatica Citrus Low	Glow Low Sumac	2 Cal.
		Prunus laevis Prunus Baller	Western Sand Cherry
246	Viburnum coccineum Baker Compact	Baker Compact Cranberry Bush	2 Cal.
		Cornus alba Bahndi	Very High Dogwood
14	Prunus laevis	Sand Cherry	2 Cal.
		Prunus pennsylvanica	Fraser Photinia
<b>ORNAMENTAL GRASSES</b>			
588	Calamagrostis x subulata Karl Foerster	Karl Foerster Feather Grass	1 Cal.
		Panicum virgatum Prairie Sky	Switch Grass
260	Miscanthus sinensis Grass Nova	Slender Maiden Grass	1 Cal.
		Miscanthus sinensis Morning Light	Slender Maiden Grass
297	Bambusa multiplex Alpestris Emerald	Fourteen Grass	1 Cal.
		Halimolobos japonica	Blue Cat Grass
<b>PERENNIALS</b>			
110	Quercus imbricaria Whiting Butterflies	Whiting Butterflies	1 Cal.
		Reynolds asters	Russian Sage
92	Nepeta x hesperis	Camp	1 Cal.
		Lavender	Lavender
<b>TURF</b>			
18,078 S.F.	1. Utah Valley Turf Farms		1 Cal.
<b>MULCH</b>			
55,002 S.F.	Decorative Wood Mulch, 1" - Panatras		3' Depth
115,922 S.F.	Shredded Wood Mulch, Medium - All Flavors Other Than Panatras		3' Depth



1351 WINDSHLOW ROAD  
 SUITE 100, COLUMBIA, MISSOURI 65201  
 PHONE: 636-733-1144  
 SCOTT@STBDG.COM



NO DESCRIPTION DATE  
 1/30/2025

NO DESCRIPTION DATE

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**THE VILLAS AT ANNIES ACRES**  
 300 EAST 1100 SOUTH  
 SPANISH FORK, UTAH

LANDSCAPE  
 PLAN

**L100**

## **The Villas at Annie's Acres Zone Change**

**Proposed Motion:** I move to approve The Villas at Annie's Acres Zone Change based on the following findings and subject to the following conditions:

### **Findings**

1. That the proposal is consistent with the City's General Plan Designation of Medium Density Residential.
2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.

### **Conditions**

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the City Council approves an amended development agreement.

## **The Villas at Annie's Acres Preliminary Plat Amendment**

**Proposed Motion:** I move to approve The Villas at Annie's Acres Preliminary Plat Amendment based on the following findings and subject to the following conditions:

### **Findings**

1. That the proposal is consistent with the City's General Plan Designation of Medium Density Residential.
2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.

**Conditions** (next slide)

## **The Villas at Annie's Acres Preliminary Plat Amendment**

### **Proposed Motion:**

#### **Conditions**

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the City Council approves of the associated zone change.
4. That the City Council approves an amended development agreement.
5. That the fencing along Volunteer Drive and Bradford Lane match the existing wrought iron fencing along South Lane.
6. That the Applicant complies with the project's details and amenities as previously approved with the Final Plat and Preliminary Plat.
7. That the applicant provides detailed building elevations, materials and designs for the single-family lots 103-107, at the time of building permits, for review and approval regarding compliance with the quality and compatibility with the remaining residential units and compliance with the architectural standards of the Master Planned Development Overlay.
8. That the building plans for lots 103-107, include enhanced elevations for the corner and high visibility building elevations.
9. That the appropriate process be followed for the disposal of any property that is involved in the project.



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## **Title 15 Amendment:**

Walls in the Public Facilities Zone

The language provided in boldface red describes a proposed addition to Title 15. This proposal would identify specific setback requirements that would only apply to walls around power substations in the Public Facilities zone. This proposal would also allow fences and walls in the Public Facilities zone be as tall as eight feet without the City Council's explicit approval.

### **15.3.16.160 Public Facilities (P-F)**

This district is intended to provide for structures and uses that are owned, leased, or operated by a governmental entity for the purpose of providing governmental services to the community. Allowed uses will be necessary for the efficient function of the local community or may be desired services which contribute to the community's cultural or educational enrichment. Other allowed uses will be ancillary to a larger use that provides a direct governmental service to the community.

.....

- E. Development Standards.
  - 1. The maximum height of any building or structure shall be limited to 65 feet.
  - 2. Setbacks shall be as follows for all main buildings:
    - a. Front Yard, 20 feet.
    - b. Corner side yard, 20 feet.
    - c. Interior Side Yard, 10 feet.
    - d. Rear yard, 20 feet.
  - 3. Setbacks for walls around power substations shall be as follows:**
    - a. Front Yard, 10 feet.**
    - b. Corner side yard, 10 feet.**
    - c. Interior Side Yard, none.**
    - d. Rear yard, none.**

.....

#### **15.4.16.150 Fencing And Clear Vision Area**

- A. General Fencing Requirements.
  - 1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.
  - 2. The maximum height of a fence is six (6) feet in all non-industrial zoning districts; fence pillars are not to exceed six and one-half (6 1/2) feet in height. The Council may waive the height requirement at its sole discretion. In the Industrial 1, Industrial 2, Industrial 3 and **Public Facilities** zones, fences, fence pillars and walls may be eight (8) feet tall.



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